



Mere View, Thompson Close, Haughley, Stowmarket, IP14 3GQ

welcome to

Mere View, Thompson Close, Haughley, Stowmarket

A well-presented 2-bedroom self-contained ground floor flat within a sheltered complex which offers a range of communal facilities with the development being located near to amenities offered by the village itself. Designed for the over 55s. Call to book a viewing now.

Communal Entrance

The building is accessed by a security door with passage leading to the front door.

Entrance Hall

Front door, two built in cupboards, entrance phone and carpeted flooring.

Cloakroom

Low level flush W.C, wall mounted sink, shavers socket, extractor fan, mirror and vinyl flooring.

Kitchen

7' 3" x 11' 6" (2.21m x 3.51m)

Window to rear, wall and base units with roll top work surfaces, single sink with drainer and mixer tap, electric oven with hob and extractor fan, space for fridge freezer, washing machine and dish washer, part tiled walls and vinyl flooring.

Living Room

11' 5" x 19' (3.48m x 5.79m)

Window and door to front, window to side, TV socket, electric fireplace and surround and carpeted flooring.

Bedroom One

10' 10" x 14' 4" (3.30m x 4.37m)

Window to front, door to en-suite and carpeted flooring.

En-Suite

Window to rear, wall mounted shower, wall mounted sink, back to wall W.C, part tiled wall, extractor fan, built in cupboard, mirror, shavers socket and vinyl flooring.

Bedroom Two

10' 1" x 7' 8" (3.07m x 2.34m)

Window to front, TV socket, phone socket and carpeted flooring.

Common Areas

Communal facilities including residents lounge, café for residents and non-residents, laundry room, buggy store, parking and gardens.

Housing Managers Description

Mere View Court is a new development providing 32 one and two bedroom apartments with fully fitted kitchens, shower room, and a separate cloakroom/toilet with option to fit shower. On-site amenities include full time non-resident manager with care and support available on individual basis, café, resident's lounge, hairdressing salon, multi-function room, conservatory and landscaped gardens.

The development is located close to the historic centre of the attractive mid-Suffolk village of Haughley. The village dates back to medieval times and has a 14th century church, St Mary's. Facilities within the village include a general store, post office, restaurant, bakers and two public houses. There are also two churches, a football and social club, bowls club and a gardening club with a weekly auction each Saturday.

Agents Notes

Residents of this complex must be a minimum of 55 years of age and must require a minimum of 2 hours assistance per week which can include such items as cleaning or shopping. We are advised that there is assistance on site 24/7. Care can be purchased from Housing21 who operate Mere View.





Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/SMK105135



welcome to

Mere View, Thompson Close, Haughley, Stowmarket

- Retirement Development For Over 55's
- Underfloor Heating (included in service charge)
- Communal Lounge & Dining Room
- Communal Gardens
- 75% Shared Ownership

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£80,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/SMK105135



Property Ref:
SMK105135 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01449 614459



stowmarket@williamhbrown.co.uk



10 Wilkes Way, STOWMARKET, Suffolk, IP14
1DE



williamhbrown.co.uk